

# TYEE GROCERY & RURAL SERVICE ZONES

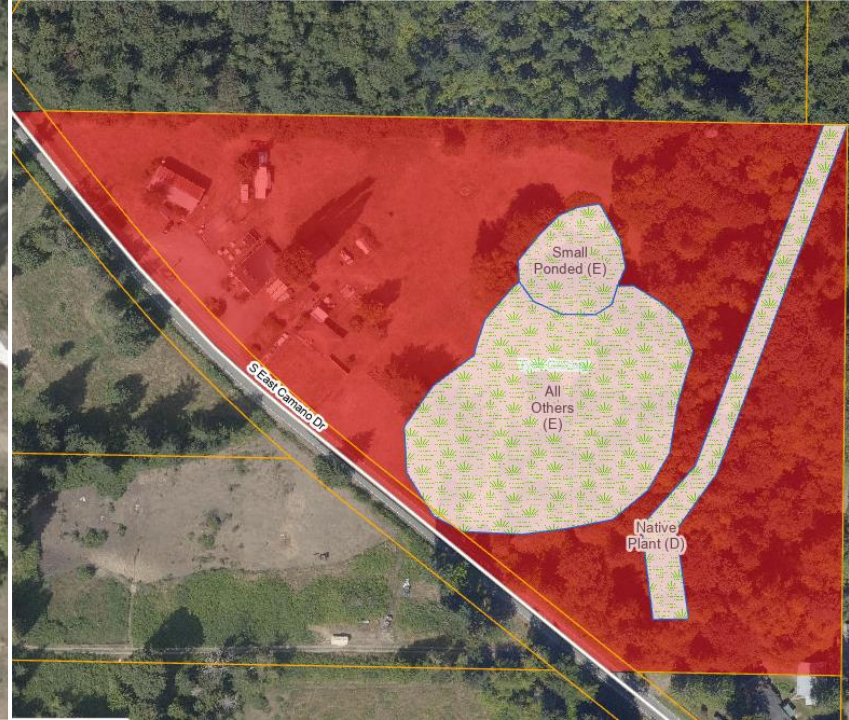


To provide convenience shopping and services to a  
localized geographic area.

## SUMMARY

- Tyee Grocery
- Rural Service Zone RAIDs
- Ordinance No. C-53-19
- PC Discussion





## TYEE GROCERY

- 3325 S East Camano Drive
- 9.81 Legal Acres
- Art Studio – 1,800 ft<sup>2</sup>
- Grocery – 2,200 ft<sup>2</sup>
- Residence – 1,400 ft<sup>2</sup>

## RURAL SERVICE ZONES

Permits a very limited range of **mixed-use** or non-residential uses that provide **convenience shopping** and **services** to a **localized geographic area**.

### Camano

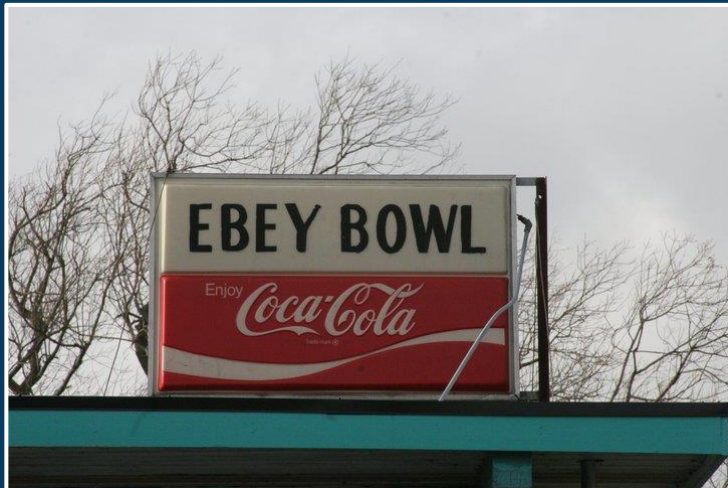
- Tyee Grocery
- Second Chance Thrift & Bike Shop
- Camano Marine
- Huntington's Grocery
- Utsalady Store

### Whidbey Island

- Soundview Shopper
- Midget Market
- Old San Juan de Fuca Store
- Ebey's Bowl
- Bailey's Corner Store
- Maxwelton Store – N/A







## 17.03.140 RURAL SERVICE ZONE

- Mixed-use structures are encouraged
- Isolated mixed-use or non-residential uses on lots less than two and one-half (2.5) acres
- Lot size requirements shall be the minimum lot size required by County Health Department requirements but shall not exceed two and one-half (2.5) acres
- Setbacks - Minimum ten (10) feet
- Height - One and one-half (1 ½) stories not to exceed twenty-five (25) feet including rooftop mechanical equipment



## ORDINANCE NO. C-53-19

- **Objective:** migrate four separate sections of ICC into one consolidated table
- Use code was **not** to become more restricted
- Changes were only made to **resolve conflicts or inconsistencies** between the four sections

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF AMENDING CHAPTER  
17.03 ICC CONSOLIDATING AND  
ELIMINATING INCONSISTENCIES BETWEEN  
SECTION 17.03.035 ICC USE TABLES,  
SECTION 17.03.040 DEFINITIONS, AND THE  
ZONING DISTRICTS PERMITTED AND  
CONDITIONAL USES; AND PROVIDING NEW  
USE TABLES FOR: RURAL LANDS, RURAL  
AREAS OF INTENSIVE DEVELOPMENT AND  
URBAN GROWTH AREA DEVELOPMENT

ORDINANCE NO. C-53-19; PLG -005-19

**WHEREAS**, Island County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act; and

**WHEREAS**, the planning process and the Island County Comprehensive Plan are further governed by Chapter 36.70A RCW, the Growth Management Act (GMA) and, specifically, RCW 36.70A.040 which requires the adoption of a comprehensive plan and development regulations that are consistent with and implement the comprehensive plan; and

**WHEREAS**, proposed amendments are consistent with Chapter 36.70 of the Revised Code of Washington (RCW) (The Planning Enabling Act) which provides that the county, by ordinance, may establish classifications, within each of which, specific controls are identified, and which will regulate the use of buildings, structures, and land as between agriculture, industry, business, residence, and other purposes; and

**WHEREAS**, proposed amendments are consistent with the provisions of Chapter 36.70A RCW - The Growth Management Act (GMA), which requires that development regulations be consistent with the adopted Comprehensive Plan; and

**WHEREAS**, amendments to Chapter 17.03 ICC are needed to simplify what uses are permitted in county zoning districts and to ensure greater transparency and more consistent and predictable application of the zoning regulations; and

**WHEREAS**, every effort has been taken to ensure that new reformatted regulations are as consistent as possible with existing regulations and that changes were only made when needed to resolve conflicts or inconsistencies; and



## PC DISCUSSION



To provide convenience shopping and services to a localized geographic area.

- Mixed-use
- Accommodates **residential** needs
- Maintain the unique **service** characteristic
  - only exists in **10** other locations









Utsalady

